



**Z-09-03-003**

**City of Greensboro Planning Department  
Zoning Staff Report and Plan Amendment Evaluation**

**Zoning Commission Hearing Date: March 9, 2009**

**GENERAL INFORMATION**

<b>APPLICANT</b>	Jody Tucker for Randy G. Gerringer et al
<b>HEARING TYPE</b>	Zoning Commission
<b>REQUEST</b>	<b>RS-12</b> (Residential-Single Family) to <b>CD-RM-12</b> (Conditional District-Residential Multi Family)
<b>CONDITIONS</b>	1. Uses: Limited to multi-family dwellings.
<b>LOCATION</b>	911, 913 and 917 Pilgrims Church Road and 911 Near Pilgrims Church Road (West of Pilgrims Church Road and north of Big Tree Way)
<b>PARCEL ID NUMBER (S)</b>	00-00-0-5720-00-0300-016, 00-00-0-5720-00-0300-019, and 00-00-0-5720-00-0300-020
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). <b>271</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	4.8 acres
<b>TOPOGRAPHY</b>	Relatively flat
<b>VEGETATION</b>	Residential landscape with heavy woods to the west

**SITE DATA**

<b>Existing Use</b>	A few grave sites and 4 single-family dwellings
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N RM-12 (Residential-Multi Family)	Multi-Family dwellings
E RS-12 (Residential-Single Family)	Single-Family dwellings
W RM-12 (Residential-Multi Family)	Multi-Family dwellings
S CD-HB (Conditional District-Highway Business)	Fairfield Inn hotel

**Zoning History****Case #****Date****Request Summary**

This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned RES 120-S

**ZONING DISTRICT STANDARDS****District Summary \***

Zoning District  
Designation:

Existing  
(**RS-12**)

Requested  
(**CD-RM-12**)

Max. Density: 3 dwelling units/acre  
Typical Uses Primarily intended to  
accommodate moderate density  
single-family detached dwellings

12 dwelling units/acre  
Primarily intended to accommodate  
multifamily uses

*\*These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

**SPECIAL INFORMATION****Overlay District Ordinance/Historic Preservation – N/A****Environmental/Soils**

Water Supply Watershed	N/A, site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other:	N/A

**Airport Noise Cone**

The subject property is not located in the Airport Noise Cone.

**Landscaping Requirements**

Location

**Required Planting Yard Type and Rate**

North	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
South	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
East	Street Yard - minimum width 8'; 2 canopy trees per 100', 17 shrubs per 100'
West	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'

### Tree Preservation Requirements Acreage

4.8 Ac. All trees 4" or greater DBH which are located within the required planting yards

### Requirements

### Transportation

Street Classification	Cox Place – Local Street, Meadowood Street – Collector Street.
Site Access	All access must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Meadowood Street ADT = 5,534.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is no existing sidewalk along the frontage of this development.
Transit in Vicinity	Yes, route 1, W. Wendover Avenue.
Traffic Impact Study (TIS)	N/A.
Street Connectivity	N/A.
Other	N/A.

## **IMPACT ANALYSIS**

### Land Use Compatibility

The proposed **CD-RM-12** (Conditional District-Residential Multi Family) zoning would allow land uses that are not compatible with the general character of the area.

### Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Moderate Residential**. The requested **CD-RM-12** (Conditional District-Residential Multi Family) zoning district is consistent with this GFLUM designation.

**Connections 2025 Written Policies**

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

**Connections 2025 Map Policies**

Moderate Residential (5-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

**CONFORMITY WITH OTHER PLANS**

**City Plans - N/A**

**Other Plans - N/A**

**Staff/Agency Comments****Planning**

The 4.49-acre property is located approximately 500 feet north of West Wendover Avenue and about one-half of a mile from the Interstate 40. The predominant pattern of land use in this area is currently moderate density multi-family developments to the north and west and varying intensities of commercial activities to the south. There are also a few single-family dwellings in transition located to the east of the subject site along Cox Place which will be the main access to this multi-family development if approved.

Staff does have significant concerns about the compatibility of the proposed request with the surrounding neighborhood; especially the single-family dwellings on Cox Place. Yet staff recognizes that the surrounding commercial operations would immensely benefit from having this type of residential development. Staff is also concerned about the potential precedent for encouraging "leap frog" development that effectively breaks up established single family patterns. Although the Comprehensive Plan designates this location as Moderate Density Residential (5-12 dwelling units per acre) which is consistent with the requested CD-RM-12 zoning district, staff believes that this rezoning is premature at this time and it will better serve the neighborhood if it is done at a time

when the intervening single-family dwellings have transitioned into similar intensity residential developments. While the Comprehensive Plan calls for compact development and the provision of the necessary services and facilities in close proximity to neighborhoods, it also speaks to the need to protect established neighborhoods from incompatible land uses.

Staff would be comfortable recommending approval of this proposal if the main access for the proposed development will not be Cox Place. Staff believes that the intensity of development proposed would intensify traffic on a smaller collector road (Cox Place) and a second means of access should be provided for the intensity of land use increasing as proposed. At this moment, and without any other means of access, staff believes that this request is inconsistent with the intent and purpose of the zoning code. Staff is also of the opinion that the request is not compatible with some of the existing development in the surrounding neighborhood.

### **Water Resources**

The City of Greensboro must adopt and implement the State minimum requirements for the Phase II NPDES post-construction requirements by June 1, 2009. New and revised ordinance language will be adopted to comply with the new regulations, if plan is not submitted before June 1, 2009 site must meet Phase II requirements.

### **Housing and Community Development**

The subject property is located in a part of the City which is well developed with varying densities and intensities of residential, institutional, office, industrial and commercial uses. Given the adjacent residential/institutional use to the west, north, and east, and the commercial/institutional uses to the south, multi-family development of this property, if approved, would be a reasonable transitional use and not contradictory to the Comprehensive Plan since it also is in close proximity to the intense development associated with the Wendover Avenue corridor. If approved, long term quality of life for residents of this proposed development would be greatly enhanced by inclusion of secure accessible bicycle parking facilities; through provision of pedestrian connections to the existing adjacent multi-family residential development to the west, and to the existing adjacent commercial development to the south; and through the use of adequate vegetated and/or constructed buffering to shield the multi-family residential uses from adjacent commercial and institutional uses. If approved, this request will help promote a diverse mix of housing types, and densities in the general area which will meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities. If approved, this proposal would also ensure sound and sustainable patterns of land use, promote desirable infill development, limit sprawl and provide for the efficient provision of public services and facilities as the City expands. If approved, this request would be consistent with the intent and purpose of the zoning code and would be compatible with the requested Moderate Density Residential Generalized Future Land Use (GFLUM) designation. If approved, this request would be generally compatible with existing developments and trends in the surrounding area. Applicant is strongly encouraged to discuss this proposal with representatives of the Thicket neighborhood.

**STAFF RECOMMENDATION**

**PLANNING**

Staff recommends **denial** of the requested **CD-RM-12** (Conditional District-Residential Multi Family) zoning district.